

Library Bond Act Grant Applications - Cycle 1

Office of Library Construction Findings

<i>Project Name [Number]</i>	Logan Heights Branch Library 1051	<i>Current Square Footage</i>	3,967
<i>Applicant</i>	San Diego, City of	<i>Project Square Footage</i>	25,000
<i>Operating Library Jurisdiction</i>	San Diego Public Library	<i>Service Area Population:</i>	28,883
<i>Project Type</i>	New Library		
<i>Project Priority</i>	1st	<i>Anticipated Construction Start Date:</i>	9/1/2003
<i>Joint Use Type</i>	Joint Venture		
<i>Multipurpose?</i>	NO	<i>Total Project Amount</i>	\$8,811,929
<i>Leased Site:</i>	YES	<i>State Grant Amount</i>	\$5,359,724

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
<i>Needs of urban and rural areas:</i>		[see map]
<i>Population growth:</i>		158%
<i>Financial capacity of applicant to open and maintain operation of the library (new libraries only):</i>		Yes
<i>Age and condition of existing library:</i>	Poor Condition (= Very Good)	
<i>Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:</i>	Very Good	
<i>Plan of Service integrates appropriate electronic technology:</i>	Outstanding	
<i>Appropriateness of proposed site for the proposed project:</i>	Outstanding	
Overall Rating:		Very Good

Summary of Review Panel Comments

Population Growth 157.6%

Age and Condition The library was built in 1927 and has not been renovated. Major deficiencies of the existing library: inadequate technology infrastructure and electrical capacity; presence of asbestos containing materials; termites; inefficient energy consumption; inadequate space for all services and functions; no fire sprinkler system; non-compliance with ADA codes; mechanical systems at the end of their lifecycles; and inadequate acoustical control.

Needs of residents/response of proposed project to needs Needs assessment process included gathering input from government and other community organizations and from the residents via community meetings, interviews, surveys, and focus groups. To address the needs of the K-12 students, separate input gathering was conducted for teachers, parents, and students. A thorough demographic study was conducted, and analysis led to appropriate determination of library service needs. The needs assessment process included determining the needs of K-12 students.

The plan of service is responsive to the needs assessment findings. Services to be provided are thoroughly described. The goals, objectives and service indicators are will written. Community partnerships are planned to provide additional programming for library clientele. The plan addresses K-12 needs by providing tutoring and homework assistance; a homework hotline; and computer and ESOL training.

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The building program follows the needs assessment findings. Spatial relationships and individual spaces are well described.

The conceptual plans implement most of the requirements of the building program. An exception is that the computer center is 30% smaller than programmed. Programmed and actual square footages are shown on the floor plan for most spaces, but not all (e.g., seminar and community meeting rooms). Not all non-assignable square footage is shown on the plan.

Joint Use Agreement: Homework Center & Computer Center The agreement does not represent a partnership between the two parties, but more closely resembles the types of library services that are provided by a public library in the course of providing library services for all user groups in the service area. The only contribution by the school district appears to be placement of current textbooks in the public library. Funding is mentioned only in that the city will be funding the operation of the library. While the number and levels of staffing for the library are included in the agreement, there is no indication of their roles in the joint venture services.

Plan of Service Integrates Appropriate Technology Technology is considered throughout the planning documents as one of the methods to provide library services. Specific technology uses include: provision for wireless technology; Internet access available on all PCs; videoconferencing capability; data projection system; and high speed connectivity via fiber optic cable.

Appropriateness of Proposed Site The proposed site is located in the most densely populated portion of the service area and is also in close proximity to the geographic center. The proposed library will be located on leased school district land, which is adjacent to two public schools. In all there are 8 schools and 5 preschools within 1 1/2 miles of the site. It's in close proximity to a police substation, community service center, and a post office. The site is served by 3 bus routes and 2 trolley lines, with 4 bus stops within 2 blocks of the site and a total of 7 stops within 1/4 mile of the site. The site is accessible by foot, auto, and bicycle. Considering the close proximity of schools to the site, the amount of bicycle parking appears to be barely adequate. The site size is adequate for the proposed library, and there are no conditions on the site that require special design solutions.

Financial Capacity The applicant has committed to the on-going operation of the completed library. Funding for furnishings and equipment appears to be inadequate based on current average costs.